

105.0

0002

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,297,000 / 1,297,000

USE VALUE: 1,297,000 / 1,297,000

ASSESSED: 1,297,000 / 1,297,000

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 30 |        | OLD COLONY RD, ARLINGTON |

**OWNERSHIP**

Unit #:

|          |                      |
|----------|----------------------|
| Owner 1: | MAMLOUK KHALID KEVIN |
| Owner 2: | MAMLOUK CHRISTINA    |
| Owner 3: |                      |

Street 1: 30 OLD COLONY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: SMITH KRISTIN M &amp; WILLIAM R -

Owner 2: -

Street 1: 30 OLD COLONY RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 13,870 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 3342 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R0   | LARGE LOT   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 13870       |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.60 | 4     |             |           |        |   |        |   |        |   | 585,268         |           |   |           |        |      | 585,300   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                |  |  |  |  |  |  | Land Size |  | Building Value                 |  | Yard Items |  | Land Value     |  | Total Value |  | Legal Description |  |  |  | User Acct |  |
|-------------------------|--|--|--|--|--|--|-----------|--|--------------------------------|--|------------|--|----------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101                     |  |  |  |  |  |  | 13870.000 |  | 711,700                        |  |            |  | 585,300        |  | 1,297,000   |  |                   |  |  |  |           |  |
| Total Card              |  |  |  |  |  |  | 0.318     |  | 711,700                        |  |            |  | 585,300        |  | 1,297,000   |  | Entered Lot Size  |  |  |  |           |  |
| Total Parcel            |  |  |  |  |  |  | 0.318     |  | 711,700                        |  |            |  | 585,300        |  | 1,297,000   |  | Total Land:       |  |  |  |           |  |
| Source: Market Adj Cost |  |  |  |  |  |  |           |  | Total Value per SQ unit /Card: |  | 388.04     |  | /Parcel: 388.0 |  |             |  | Land Unit Type:   |  |  |  |           |  |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 254,600    | 0         | 13,870.   | 585,300    | 839,900     | 839,900       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 209,900    | 0         | 13,870.   | 585,300    | 795,200     | 795,200       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 209,900    | 0         | 13,870.   | 501,700    | 711,600     | 711,600       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 209,900    | 0         | 13,870.   | 468,200    | 678,100     | 678,100       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 209,900    | 0         | 13,870.   | 401,300    | 611,200     | 611,200       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 196,900    | 0         | 13,870.   | 359,500    | 556,400     | 556,400       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 196,900    | 0         | 13,870.   | 332,800    | 529,700     | 529,700       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 196,900    | 0         | 13,870.   | 317,300    | 514,200     | 514,200       |               | 12/13/2012 |

**Parcel ID**

105.0-0002-0017.0

!8325!

**PRINT**

Date Time

12/10/20 22:54:11

**LAST REV**

Date Time

06/01/20 10:58:55

danam

8325

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code   | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| SMITH KRISTIN M | 1529-83   | 1    | 6/29/2018 |             | 874,500    | No | No  |       |       |
| LEGERE ZITA A,  | 1506-32   |      | 4/3/2017  | Convenience |            | 1  | No  | No    |       |
| MCCARRON THOMAS | 1156-40   |      | 5/31/1996 |             | 279,900    | No | No  | Y     |       |

**BUILDING PERMITS**

| Date      | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment          |
|-----------|--------|----------|---------|-----|------------|----------|------------|------------------|
| 6/6/2019  | 834    | Heat App | 39,000  | C   |            |          |            |                  |
| 4/11/2019 | 490    | Addition | 395,000 | O   |            |          |            |                  |
| 1/31/2019 | 150    | Inter-De | 5,000   | C   |            |          |            |                  |
| 4/20/2017 | 432    | Solar Pa | 9,680   | C   |            |          |            |                  |
| 9/17/2008 | 1150   | Manual   | 1,000   |     |            |          |            | new front stairs |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name    |
|------------|--------------|-----|---------|
| 5/7/2019   | SQ Returned  | JO  | Jenny O |
| 9/27/2018  | MEAS&NOTICE  | CC  | Chris C |
| 4/20/2009  | Meas/Inspect | 163 | PATRIOT |
| 10/26/1999 | Meas/Inspect | 263 | PATRIOT |
| 8/13/1991  |              | JK  |         |

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



